023.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,900 / 1,047,900
					USE VALUE:	1,047,900 / 1,047,900
					ASSESSED:	1,047,900 / 1,047,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATMASIAN JAMES H & MARTA
Owner 2:	M/T INVESTMENTS LIMITED
Owner 3:	
Street 1:	215 N FEDERAL HWY STE 1
Street 2:	
Twn/City:	BOCA RATON
St/Prov:	FL Cntry: Own Occ: N
Postal:	33432-3928 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1890, having primarily Wood Shingle Exterior and 3033 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5375.000	582,900		465,000	1,047,900
Total Card	0.123	582,900		465,000	1,047,900
Total Parcel	0.123	582,900		465,000	1,047,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.48 | /Parcel: 345.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15076

GIS Ref

GIS Ref

Insp Date 07/21/17

!1893!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	582,900	0	5,375.	465,000	1,047,900		Year end	12/23/2021
2021	105	FV	558,800	0	5,375.	465,000	1,023,800		Year End Roll	12/10/2020
2020	105	FV	558,800	0	5,375.	465,000	1,023,800	1,023,800	Year End Roll	12/18/2019
2019	105	FV	430,100	0	5,375.	494,100	924,200	924,200	Year End Roll	1/3/2019
2018	105	FV	430,100	0	5,375.	360,400	790,500	790,500	Year End Roll	12/20/2017
2017	105	FV	406,100	0	5,375.	313,900	720,000	720,000	Year End Roll	1/3/2017
2016	105	FV	406,100	0	5,375.	267,400	673,500	673,500	Year End	1/4/2016
2015	105	FV	366,600	0	5,375.	261,600	628,200	628,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:45:19

LAST REV

Date	Time
09/20/19	08:54:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1893

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATMASIAN JAMES	28081-259		1/15/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	15076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2004	222	Add Bath	20,000			G6	GR FY06	renovate 1st fl ki
12/18/2003	1067	Renovate	9,000			G6	GR FY06	apt 2
1/24/2003	44	Manual	1,500					STAIRS AND LANDING
8/19/2002	681	Inter Fi	2,000	C				REFRAME WALLS/CEIL
7/22/2002	574	Alterati	6,000	O		G4	GR FY04	NEW FLOORS-CEILING

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
2/23/2005	Permit Visit	BR	B Rossignol
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99616909
Const Adj.:	1.00719976
Adj $ / SQ:	180.601
Other Features:	199500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791928
Depreciation:	209069
Depreciated Total:	582859

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	9	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
1	6	3	
Totals			
3	16	9	

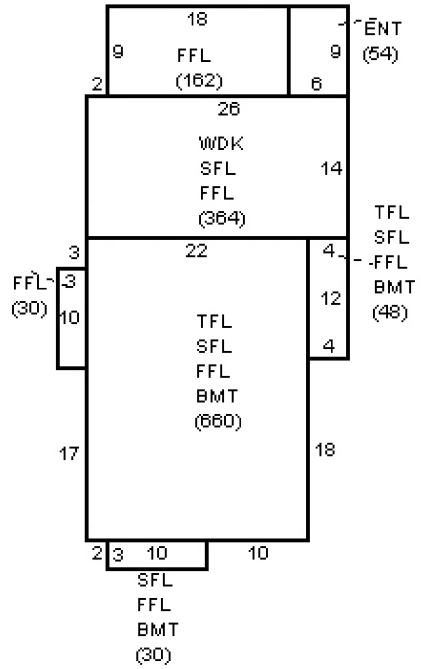
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.60
Special Features:	0	Val/Su Net:	139.15
Final Total:	582900	Val/Su SzAd	192.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,294	180.600	233,698
SFL	Second Floor	1,102	180.600	199,023
BMT	Basement	738	54.180	39,985
TFL	Third Floor	637	180.600	115,079
WDK	Deck	364	8.810	3,207
ENT	ENTRY	54	26.590	1,436

Net Sketched Area:	4,189			Total:	592,428
Size Ad	3033.2	Gross Area	4260	FinArea	3033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

023.0-0003-0007.0

IMAGE

AssessPro Patriot Properties, Inc